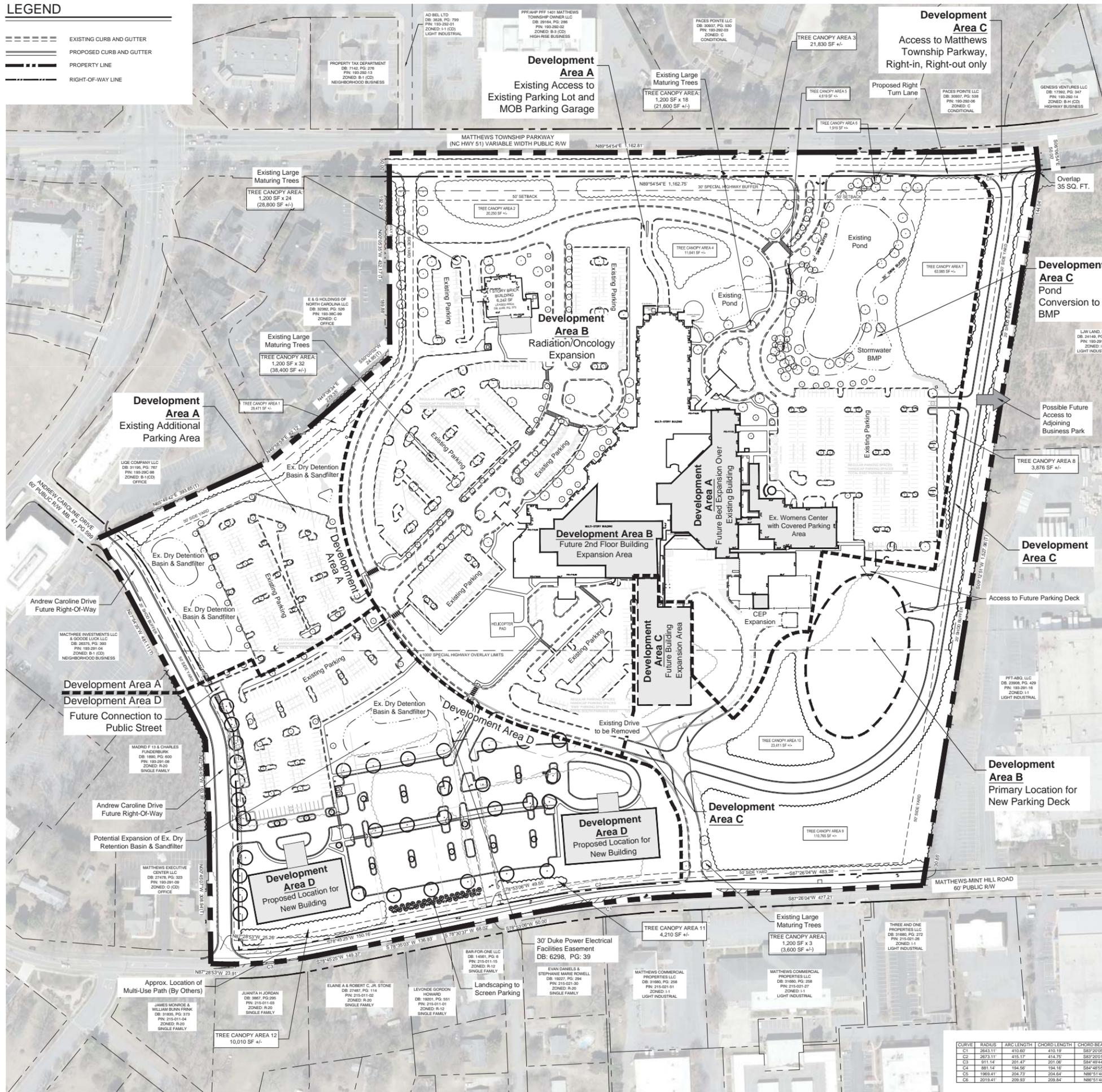


LEGEND

- EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPERTY LINE
RIGHT-OF-WAY LINE



PRESBYTERIAN HOSPITAL MATTHEWS DEVELOPMENT STANDARDS

- 1. Development of the site will be controlled by the standards depicted on the site plan...
2. The use of the site will be for the campus of Presbyterian Hospital (Novant) Matthews and related support and accessory uses...
3. The maximum buildable area shall be limited to the previously approved total of 1,400,000 square feet...
4. Architecture for future buildings facing Matthews Mill Hill Road shall be similar to existing main hospital building...
5. The site plan is divided into different areas for the purpose of geographic description...
6. The site will be designed and constructed to comply with applicable fire department access standards...
7. Access will be provided by up to three driveway connections to Matthews Township Parkway...
8. The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site...
9. Parking will be provided which will meet or exceed the standards of the Zoning Ordinance...
10. Signage will be permitted in accordance with the applicable Zoning standards...
11. The site will be developed in accordance with applicable Matthews ordinances relating to storm water and storm water quality...
12. The Petitioner acknowledges that the Town of Matthews is desirous of having a portion of the Carolina Trail in the community...
13. The Petitioner acknowledges that other standard development requirements imposed by other Town Ordinances...
14. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Owner or Owners of the Site who may be involved in its development from time to time.

VICINITY MAP 2018-690



SITE DATA

Table with 2 columns: Field Name and Value. Includes Owner (Novant Health Inc), Parcel Numbers, Address (1500 Matthews Township Pkwy), Total Acreage (56.64 Acres +/-), Site Acreage (56.64 Acres +/-), Right-of-Way Dedication, Total Site Acreage (52.75 Acres +/-), Existing Zoning (RI (CD) & O (CD)), Proposed Zoning (RI (CD)).

Parking Summary: Hospital: One space per bed intended for patients, plus one space per each medical staff member, plus one space per each two other employees on shift of greatest employment

Table with 2 columns: Category and Value. Includes Beds (157 Required, 157 Required), Medical Staff (40 Required, 40 Required), Employees (406 Required, 203 Required), Total Required for Hospital (400 Required).

Table with 2 columns: Category and Value. Includes Medical Office (1 space per 200 SF, 500 Required), Total Required (900 Required).

Table with 2 columns: Category and Value. Includes Existing: North Lot (492 Existing), East Lot (307 Existing), South Lot (123 Existing), West Lot (405 Existing), Total Existing (1,327 Existing).

Table with 2 columns: Category and Value. Includes To Be Removed: East Lot (7 Remove), South Lot (5 Remove), West Lot (29 Remove), Total To Be Removed (41 Remove).

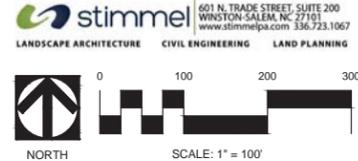
Table with 2 columns: Category and Value. Includes Phase D Proposed (318 Proposed), Total Provided (1,604 Provided).

Table with 2 columns: Category and Value. Includes Bicycle Parking: 5% of Auto (81 Required, 84 Provided).

Table with 2 columns: Category and Value. Includes Tree Canopy Preservation: SA - U = NLD (2,467,031 sf x 0.15 = 370,055 sf), SA - U = NLD (2,284,563 sf x 0.15 = 342,684 sf), Total Tree Canopy Preserved (397,388 sf +/-).

Table with 2 columns: Category and Value. Includes CLIENT: Mr. Matthew Stiene, NOVAANT - MATTHEWS MEDICAL CENTER REZONING, OWNER/PETITIONER: Novant Health Inc.

PREPARED BY: stimmel LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING



PROJECT: Presbyterian Hospital - Matthews 1500 Matthews Township Parkway Matthews, NC 28105-4656

Presbyterian Hospital - Matthews 1500 Matthews Township Parkway Matthews, NC 28105-4656

PLANS FOR: PRE-SUBMITTAL, SUBMITTAL, REVISED SUBMITTAL

DRAWN: BR DATE: 08/01/18 REVISIONS:

JOB NO: 18-069 SHEET TITLE: Schematic Site Plan

SCALE: 1"=100' SHEET NO.: G-801 © STIMMEL ASSOCIATES, P.A.

NOTES

Boundary information from ... Previous submittal plan by Site Solutions of Charlotte, NC and survey of tax parcels 193-291-13 & 193-291-14 by Sgros Land Surveying, PLLC dated November 18, 2016.

Table with 5 columns: CURVE, RADII, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Includes curves C1 through C6 with specific measurements.

